



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

Director of Planning

At its meeting held July 22, 2003, the Board took the following action:

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Supervisor Antonovich made the following statement:

"The County of Los Angeles Zoning Ordinance has a number of requirements concerning the provision of parking for apartment complexes. It has come to my attention that these requirements, in certain instances, are not providing adequate parking for residents, guests, the disabled, and the managers and employees of the apartment buildings. This results in residents and guests parking on neighborhood streets, adversely impacting surrounding neighbors, as well as parking disputes amongst residents, guests, and apartment managers.

"There should be adequate parking to serve all individuals who have reason to frequent an apartment complex. Residents should have adequate on-site parking to accommodate their needs. Ample guest parking should be available, accessible, and clearly marked for visitors. There should be a sufficient supply of designated parking spaces for the disabled so that these individuals are not reliant on parking that does not address special needs. Apartment managers and their staff should not be utilizing parking that is supposed to be available for residents and guests.

"The Zoning Ordinance requires that at least one parking space shall be assigned to each dwelling unit. In many cases there are couples residing in smaller dwelling units, including both one-bedroom units and even smaller bachelor and efficiency units. This is increasingly becoming a problem as housing in Southern California becomes more expensive, forcing more individuals to reside in smaller units in order to afford decent housing.

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“The Zoning Ordinance does not currently require parking spaces for apartment house employees. While this may be appropriate for smaller buildings, where the only employees are on-site resident managers who occupy one of the dwelling units, it fails to address the demands on larger apartment complexes where there may be several employees. Residents of an apartment complex should not have to search for parking because spaces intended for residents and their guests are occupied by apartment managers and/or employees.

“The Zoning Ordinance does not require that developers include designated parking spaces for the disabled. Rather, disabled parking is a requirement of the Building Code and is enforced by Building and Safety. The number of disabled parking spaces that are specified is included within, rather than in addition to, the parking requirements of the Zoning Ordinance. In certain cases this means that designated parking spaces for disabled individuals are not conveniently located; in other instances, the amount of required disabled spaces adversely impacts the amount of parking available for others.

“Staff of the Department of Planning periodically reviews the parking section of the Zoning Ordinance to determine if its parking requirements are appropriate. Although this review is part of the typical work program for the Department, the review typically occurs every 2 to 3 years. It may, therefore, be several years before a study is conducted and revisions to the Zoning Ordinance are proposed and ultimately adopted by the Board of Supervisors.”

Therefore, on motion of Supervisor Antonovich, seconded by Supervisor Yaroslavsky, unanimously carried, the Director of Planning was instructed to:

1. Investigate the following issues related to parking for apartment complexes:
  - Examining the adequacy of requiring only one designated space for each dwelling unit in an apartment building;

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- Increasing the current disabled parking requirements for apartment buildings;
  - Integrating the disabled parking requirements into the Planning and Zoning Ordinance;
  - Adding a requirement that developers of apartment buildings provide additional parking for the disabled, above and beyond, what is required by the Building Code; and
  - Requiring parking spaces for apartment managers and employees, particularly in larger projects; and
2. Apprise the Board concerning the Department's next review of the parking requirements of the Planning and Zoning Ordinance, including a schedule that identifies the anticipated time frame for approval of any proposed amendments resulting from the investigation; and
  3. Report back to the Board within 30 days.

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Chief Administrative Officer  
County Counsel